

Planning Report

Thursday, February 4, 2016

McKitrick PUD – 5165 Emerald Parkway

Case Summary

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| Agenda Item | 4 |
| Case Number | 16-006AFDP |
| Proposal | Installation of a ground sign and re-striping of an existing parking area along with associated site improvements for an office building. |
| Request | Amended Final Development Plan Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050. |
| Site Location | 5165 Emerald Parkway South side of Emerald Parkway, east of Coffman Road. |
| Applicant | Conni Hale, 970 Highridge Associate, LLC. |
| Representative | Linda Menerey, EMH&T Inc. |
| Case Manager | Logan Stang, Planner I (614) 410-4652 lstang@dublin.oh.us |
| Planning Recommendation | Approval The proposed sign installation and site improvements meet the requirements within the McKitrick development text, the amended final development plan criteria and are consistent with surrounding offices. Approval is recommended, with two conditions: <ol style="list-style-type: none">1) That the applicant will resolve all landscape code deficiencies by the fall of 2016 per City Code, based on an anticipated comprehensive landscape inspection in spring 2016, and;2) That the applicant work with City Staff to review and address the amount of necessary pruning for existing trees, after sign installation. |



| Facts | |
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| Site Area | 10.09 acres ± |
| Zoning | PUD, Planned Unit Development District (McKittrick, Subarea 1) |
| Surrounding Zoning And Uses | North: R: Rural District (Dublin Coffman High School) East: PUD, McKittrick, Subarea 2 (Cardinal Health) South: BSD-IRN: Indian Run Neighborhood District, across I-270 (OCLC) West: PUD, McKittrick, Subarea 1 (Formerly Verizon Wireless) |
| Site Features | <ul style="list-style-type: none"> • 122,000-square-foot, vacant building oriented toward I-270 to the south • Parking area to the north of the building, which was recently, sealed with no striping. • 5-foot sidewalk along Emerald Parkway. • Mounding and landscaping along Emerald Parkway frontage. • One access point located in the center of the property on Emerald Parkway, a secondary shared access with Cardinal Health on the east property line, and a third shared access with the west property. • Dry retention basin in southeast corner of the property along I-270. |
| Background | The Planning and Zoning Commission approved a final development plan for the site in June 1997 for a four-story, 122,000 square-foot office building. This property was Phase II of an approved office complex, which includes the adjoining property to the southwest. In 1999, both properties were included as part of a revised final development plan to add a single-story building connector between the two office buildings. The application was tabled in October and later withdrawn by the applicant. Until last year, both properties were occupied by Verizon Wireless and have remained vacant since lease expiration. |

| Details | Amended Final Development Plan |
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| Overview | <p>The proposal includes the installation of a new ground sign and the approval of a striping plan for the existing parking area. At the time of the final development plan, no sign package was proposed for this site since one tenant occupied both this property and the adjoining property to the west. The ground sign will be located on the east side of the Emerald Parkway entry point.</p> <p>The revised striping plan is to permit spaces at a smaller width than code permits for the existing parking area. Specific portions of the site will remain as standard parking sizes due to constraints by the existing layout. The revised plan will add a total of 30 spaces to the site without the loss of any landscaping islands or the expansion of impervious area.</p> |

| Details | Amended Final Development Plan |
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| Proposed Sign | <p>The proposed sign complies with the regulations outlined in the McKittrick development text and the Dublin Zoning Code. The proposed sign has an area of 48 square feet, has a height of 8 feet, 1 inch measured from grade, and contains three separate tenant panels. The building is being converted from single to multi-tenant and the proposed sign allows two future tenants to receive appropriate identification, in addition to the applicant. The sign is limited to three colors, a cream-colored background has been proposed along with red and black copy.</p> <p>The proposed sign location is the only portion of the application that impacts the existing landscaping. The sign is located on the east side of the entry from Emerald Parkway within an existing landscape area. A portion of the existing landscaping will be replaced with lawn to improve sign visibility, while the remainder will be undisturbed by the proposal. The applicant is proposing to increase the mounding and provide a mix of plants to complement the aesthetics of the entry and proposed sign.</p> <p>Upon review of the approved landscape plan, Staff noted that the site is deficient with regard to tree counts. A number of trees along Emerald Parkway and within the landscape islands have been removed and have yet to be replaced. The expansion of the Cardinal Health campus resulted in the installation of a right-turn lane along Emerald Parkway which was the cause for a portion of the tree removal. The applicant has also been replacing trees over the years due to their condition deteriorating. For these reasons, staff is conditioning that the applicant resolve all landscape code deficiencies by the fall of 2016 per City Code, based on an anticipated comprehensive landscape inspection in spring 2016</p> |
| Proposed Striping Plan | <p>The applicant is proposing to increase the parking count by creating smaller parking spaces within the existing impervious area. The approved site plan consisted of 662 total parking spaces including 14 ADA compliant spaces.</p> <p>Code requires parking spaces to be sized at 9 feet by 19 feet and the applicant is proposing to convert approximately one third, 226 spaces, of the total parking number into compact spaces with a width of 8.5 feet, and continuing the 19-foot depth. The remaining parking, 466 spaces, will remain as the approved plan indicated which includes the 14 ADA compliant spaces. The proposal increases the total parking count by 30 spaces and does not impact any landscape islands or increase the impervious area. This parking increase would require an additional ADA compliant space, however the approved plan provided two additional spaces therefore meeting this requirement.</p> <p>The Planning and Zoning Commission is authorized to approve any development text or Code requirements not met through a Minor Text Modification. However, the McKittrick development text has a provision listed under the Parking and Loading regulations that allows the Planning and</p> |

| Details | Amended Final Development Plan |
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| | <p>Zoning Commission to approve exceptions from Code standards. This provision therefore covers the proposed striping plan under the amended final development plan application and a Minor Text Modification is therefore not required. Based on this application, the total parking count on the site will be 692.</p> |

| Analysis | Amended Final Development Plan |
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| <p>Amended Final Development Plan</p> | <p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.</p> |
| <p>1. <i>Consistency with the approved preliminary development plan.</i></p> <p>(Condition 1)</p> | <p>Criterion met with condition: The proposal complies with all requirements from the preliminary development plan with the exception of landscaping. Staff has compared the proposed modifications to the approved plan and found several trees missing in the area. Per the approved plan, a tree is shown in the location of the proposed sign as well as two trees in the south portions of the proposed landscape area. The overall site has also undergone a series of tree replacements due to the approved plan containing primarily Ash trees, however a number have yet to be replaced. To rectify the landscape issues, staff will conduct a comprehensive inspection of the property in the spring and will work with the applicant to resolve these issues by fall of 2016 per City Code.</p> |
| <p>2. <i>Traffic and pedestrian safety</i></p> | <p>Criterion met: The proposal removes two internal connections from the shared east entry with Cardinal Health. These connections will be replaced with a total of 8 parking spaces, constructed to Code. The loss of these connections is not a concern to safety since all landscape islands will remain and the parking aisle run is similar to the existing layout. Pedestrian circulation will not be impacted by this proposal.</p> |
| <p>3. <i>Adequate public services and open space</i></p> | <p>Not Applicable.</p> |
| <p>4. <i>Protection of natural features and resources</i></p> | <p>Not Applicable.</p> |
| <p>5. <i>Adequacy of lighting</i></p> | <p>Criterion met: The proposed parking layout will utilize the existing parking area including the existing lighting fixtures. No new lighting is proposed with this application.</p> |
| <p>6. <i>Proposed signs are consistent with approved plans</i></p> | <p>Criterion met: The approved final development plan did not include a sign package since one tenant occupied both this property and the adjoining property to the west. The proposed sign adheres to the regulations outlined in the development text and resembles the ground sign on the western property. The sign proposal allows the properties to operate separately providing identification along Emerald Parkway to each</p> |

| Analysis | Amended Final Development Plan |
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| | building. |
| <p>7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i></p> <p>(Conditions 1 & 2)</p> | <p>Criterion met with conditions: Staff has identified that while the proposed modifications are acceptable there are deficiencies from the approved landscape plan. The applicant will be required to address these deficiencies by fall of 2016 per City Code after completion of a landscape inspection by City Staff in spring 2016.</p> <p>The proposed sign location and associated landscaping features comply with City Code and will improve the aesthetics of the Emerald Parkway entry. The applicant has proposed that some of the existing trees at this entry will be limbed due to overgrowth. The City is conditioning that the applicant work with staff to determine the necessary amount of pruning required after sign installation.</p> |
| <p>8. <i>Compliant stormwater management</i></p> | <p>Criterion met: The proposal utilizes the existing impervious area requiring no additional stormwater management for the site. The existing site has sufficient stormwater management systems in place.</p> |
| <p>9. <i>All phases (if applicable) comply with the previous criteria.</i></p> | <p>Not Applicable.</p> |
| <p>10. <i>Compliance with all other laws and regulations.</i></p> | <p>Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.</p> |

| Recommendation | Amended Final Development Plan |
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| <p>Approval</p> | <p>In Planning's analysis, the proposal complies with the amended final development plan criteria and the existing development standards. Planning recommends approval of this request with two conditions.</p> |
| <p>Conditions</p> | <ol style="list-style-type: none"> 1) That the applicant will resolve all landscape code deficiencies by the fall of 2016 per City Code, based on an anticipated comprehensive landscape inspection in spring 2016, and; 2) That the applicant work with City Staff to review and address the amount of necessary pruning for existing trees, after sign installation. |

AMENDED FINAL DEVELOPMENT PLAN

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.